

MINUTES
PLANNING AND ZONING COMMISSION SPECIAL MEETING

March 3, 2022

CALL TO ORDER – Roll Call and Determination of a Quorum

The Planning and Zoning Commission met on the above date. Chairperson Wright called the meeting to order at 4:05 p.m.

Commissioners Present: Use “√” or “X”, please				
x	Chairperson Russell Wright			Alternate Larkin Crutcher – arrived at 4:17 PM
x	Commissioner Joe Lozano			Alternate JR Douglas
x	Commissioner Wei Wei Jeang			Alternate Todd Fecht
x	Commissioner David Leamy			
x	Commissioner Jasmat Sutaria			

Staff/Others Present:

x	Public Works Dir. Gary Machado	x		City Attorney Trey Lansford
x	City Secretary Patti Scott Grey	x		City Administrator Luke B. Olson

APPOINTMENT OF ALTERNATE(S)

None.

PLEDGE OF ALLEGIANCE

The pledges were recited.

PUBLIC COMMENTS

Carolyn Moebius, 1412 Parkview Lane, Murphy, Texas, spoke and expressed her concerns about the flooding issues around Maxwell Creek and increased demands on the city's infrastructure including police, fire, and emergency services if additional homes are developed and constructed. She urged the city to institute the moratorium. (*See Exhibit 1 – Carolyn Moebius' Public Comment, dated March 3, 2022.*)

Edward Roush, 1333 Noel Road, Dallas, Texas, spoke and expressed his desire to preserve South Fork Ranch and his support for a moratorium.

PUBLIC HEARING REGARDING PROPOSED TEMPORARY MORATORIUM

P&Z Chair Wright opened a public hearing regarding a proposed temporary moratorium on the acceptance, review, and approvals necessary for the subdivision, site planning, development, or construction within the city limits and extraterritorial jurisdiction of the City of Parker, Texas, at 4:10 p.m.

City Engineer John Birkhoff, P.E., of Birkhoff, Hendricks & Carter, LLP, reported on the City of Parker's current water supply and demand situation. With reference to his letter, dated March 1, 2022, to City Administrator Luke Olson, Mr. Birkhoff indicated the current water demand is at or beyond the contracted supply of 3.5 MGD (Millions of Gallons Per Day) from North Texas Municipal Water District (NTMWD). This is not including the additional 834 lots the City has already approved for development. Mr. Birkhoff recommends that no additional lots be approved until a second pump station is brought online and the new NTMWD water supply contract is signed.

P&Z Chair Wright opened the floor for comments at 4:22 p.m.

No one came forward and P&Z Chair Wright declared the public hearing closed at 4:23 p.m.

INDIVIDUAL CONSIDERATION ITEMS

1. CONSIDERATION AND/OR ANY APPROPRIATE ACTION REGARDING A RECOMMENDATION ON A PROPOSED TEMPORARY MORATORIUM ON THE ACCEPTANCE, REVIEW, AND APPROVAL NECESSARY FOR THE SUBDIVISION, SITE PLANNING, DEVELOPMENT, OR CONSTRUCTION WITHIN THE CITY LIMITS AND EXTRATERRITORIAL JURISDICTION OF THE CITY OF PARKER (ORDINANCE NO. 812).

MOTION: Commissioner Lozano moved to recommend a temporary moratorium on the acceptance, review, and approval necessary for the subdivision, site planning, development, or construction within the city limits and extraterritorial jurisdiction of the City of Parker, Texas. Commissioner Leamy seconded with Commissioners Wright, Lozano, Jeang, Sutaria, Leamy voting for the motion. Motion carried 5-0.

2. ADJOURN

Chairperson Wright adjourned the meeting at 4:37 p.m.

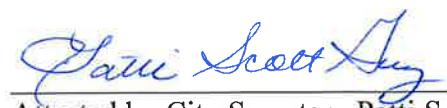
Minutes Approved on 10th day of March, 2022.

Prepared by:

Commission Secretary Wei Wei Jeang



Chairperson Russell Wright



Attested by City Secretary Patti Scott Grey

My Name is Carrolyn Moebius

I live at 1412 Parkview Lane in Murphy Texas

According to Sec. 212.134. NOTICE AND PUBLIC HEARING REQUIREMENTS.

Before a moratorium on property development may be imposed, a municipality must conduct public hearings. A public hearing must provide municipal residents and affected parties an opportunity to be heard. I am grateful for this opportunity to be heard.

I live next to one of Parker's ETJs that is proposing 608 homes, which will represent approximately 2,000 residents: an estimated increase of 30% of City of Parker's current population.

Many concerns that have been expressed by both residents of Parker & Murphy over the last 5 1/2 months focus on the current flooding issues around Maxwell Creek and the demand this development would have on our police, fire and emergency services.

**I am here to express my support for a vote on a moratorium ON THE
ACCEPTANCE, REVIEW, AND APPROVALS NECESSARY FOR THE SUBDIVISION, SITE
PLANNING, DEVELOPMENT, OR CONSTRUCTION**

**WITHIN THE CITY LIMITS AND EXTRATERRITORIAL JURISDICTION OF THE CITY OF
PARKER**

The drain on both cities' infrastructure would be detrimental to the health, safety, and welfare of the residents of both municipalities.

I would highly encourage asking FEMA to reevaluate the 100 year flood zone that runs through City of Parker and its ETJs based upon the current flooding issues that exist.